

018.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

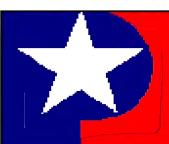
920,900 / 920,900

USE VALUE:

920,900 / 920,900

ASSESSED:

920,900 / 920,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
2		ROANOKE RD, ARLINGTON

Legal Description		User Acct
		12408
GIS Ref		
GIS Ref		
Insp Date		12/13/17
		1488!
Entered Lot Size		
Total Land:		
Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: LOUREIRO JOSEPH J	
Owner 2:	
Owner 3:	

Street 1: 2 ROANOKE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LOUREIRO JOSEPH J -

Owner 2: LOUREIRO ROBYN -

Street 1: 2 ROANOKE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Clapboard Exterior and 1798 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7152	Sq. Ft.	Site			0	85.	0.89	2									539,377						539,400	

Total AC/HA: 0.16419

Total SF/SM: 7152

Parcel LUC: 101 One Family

Prime NB Desc KEL/MANOR

Total: 539,377

Spl Credit

Total: 539,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Good			OF=SINK IN BMT.											
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good														
Prime Wall: 2	- Clapboard			A HBth:	Rating:														
Sec Wall: 8	- Brick Veneer	10 %		OthrFix: 1	Rating: Fair														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1											
Color: LT. GREEN				A Kits:	Rating:														
View / Desir: k	- Kelwyn Manor			Fpl: 2	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1940	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 2	- Plaster			Functional:	%	Interior:		1	7	4									
Sec Int Wall:	%			Economic:	%	Additions:													
Partition: T	- Typical			Special:	%	Kitchen:													
Prim Floors: 4	- Carpet			Override:	%	Baths:													
Sec Floors: 3	- Hardwood	25 %	Total: 10.8 %			Plumbing:													
Bsmnt Flr: 4	- Carpet					Electric:													
Subfloor:						Heating:													
Bsmnt Gar:						General:													
Electric: 3	- Typical																		
Insulation: 2	- Typical																		
Int vs Ext: S																			
Heat Fuel: 2	- Gas																		
Heat Type: 3	- Forced H/W																		
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 018.0-0001-0006.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	1990	0.00	T	23.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			